

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LANDS – Hyderabad District – Transfer of Rights on certain occupations / encroachments of certain specified categories of unassigned Government lands – Application of Smt. D.Latha Bai W/o late D.Lakshmaiah for regularization of encroached Government land to an extent of 512 square yards in T.S. No.21, 22 & 31, Block 'C', Ward No.176 of Malakpet Village, Amberpet Mandal, Hyderabad District - Orders – Issued.

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Revenue (Assignments.III) Department

**G.O. Ms. No. 175**

**Dated 26.02.2010.**  
**Read the following :-**

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) Application No.15489 dated 18.6.2008 of Smt. D.Latha Bai W/o D.Lakshmaiah addressed to the District Collector – Hyderabad.
- (3) Letter No. B/881/08, dated 06.11.2008 of the Tahsildar, Amberpet Mandal, Hyderabad District.
- (4) Collector – Hyderabad File No. R1/1190/2009 dated 21.10.2009.
- (5) Letter Ref. No. BB2/2077/2009, dated 30.10.2009 and 01.01.2010 of the Chief Commissioner of Land Administration, AP Hyderabad

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**ORDER :-**

In the reference 2<sup>nd</sup> read above Smt. D.Latha Bai W/o late D.Lakshmaiah R/o 16-2-169/3, Sarfekhas Palton, Malakpet, Amberpet Mandal, Hyderabad District has put in an application dated 18.6.2008 to the District Collector, Hyderabad requesting for regularization of Government land measuring an extent of 598 Square Yards at Ward No.6. She has stated that she has occupied the said land since 5<sup>th</sup> October, 1976 and 18<sup>th</sup> June, 1977 onwards. She has enclosed the Bills Electricity Connection / Bill dated 12<sup>th</sup> May, 1981. Property Tax from 1983. Water connection from 25.5.1982 onwards. She has given willingness to get transfer of rights to her possession by paying basic value as per the matrix as on 31.12.2003 as fixed by the Competent Authority vide G.O. Ms. No.166, Revenue Department, dated 16.2.2008.

**2.** The Tahsildar, Amberpet has reported that the applicant is in occupation of the area is an extent of 598 Square Yards which is using for residential purpose. Out of which 86 Square Yards is identified as a patta land. Remaining 512 Square Yards is a Government land ( 598 Square Yards – 86 Square Yards = 512 Square Yards). The land in T.S. No.21, 22 & 31, Block –C, Ward No.176 and Col. No.10 and 20 of TSLR it is recorded as "Nizam Sarkar".

**3.** The Tahsildar has further reported that the land has been inspected along with Mandal Surveyor. The lands bearing Premises No.16-2-169/1,2 & 3 are surrounded with common old compound wall and gate. The Premises No. 16-2-169/1 & 2 is old House which was demolished. The H.No. 16-2-169/1, 2 & 3 is an RCC Building of G + 3 using for residential purpose. The present existing structure is in an area of 200 Square Yards and demolished house area is (open) 200 Square Yards.

**4.** The Tahsildar has further informed that the applicant has purchased the land to an extent of 270 Square Yards ( 225.72 Sq. Mtrs) from Sri G.Rajaiah in the year 1979 vide Registered Sale Document No.4145/79, dated 18.7.1979 and constructed G+3 building with Municipal No.16-2-193/3 and she has enclosed the Municipal Tax Receipts in respect of Premises No. 16-2-193/3 from the year 1982 onwards and for House No. 16-2-169/1 & 2 furnished attested copy of Register of Service Connection of Electricity Department wherein the property is mentioned at Sl. No.37, dated 17.6.1981 and also attested copy of ledger of metered connections of Hyderabad City Water Works dated 25.5.1982.

**contd.2.**

**:: 2 ::**

**5.** The Chief Commissioner of Land Administration, A.P. Hyderabad in his letters 5<sup>th</sup> read above has reported that the proposal received from the Collector – Hyderabad for regularization of Government land encroached by Smt. D.Latha Bai W/o late D.Laxmaiah to an extent of 512 Square yards in Pr. No. 16-2-169/1, 2 & 3, Malakpet, Amberpet Mandal, Hyderabad District was placed before the Regularization Committee meeting held on 24.9.2009. The Committee have recommended the proposals for 512 Square Yards in which 270 Square Yards as per Sale Deed with depreciation and remaining extent recommended without depreciation @ Basic Value of Rs.2,700/- per Square Yard as on 31.12.2003 i.e. total comes to Rs.17,55,733/- and requested the Government to issue necessary orders in the matter.

**6.** In the circumstances explained above, Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No.166, Revenue (Asnn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the State Level Regularization Committee hereby permit the Collector – Hyderabad for transfer of rights of the encroached Government land measuring an extent of 512 Square Yards in Pr. No. 16-2-169/1, 2 & 3, Malakpet, Amberpet Mandal [ T.S. No.21, Block-C, Ward No.176 ] in favour of Smt. D.Latha Bai W/o late D.Laxmaiah on payment of Rs.17,55,733/- ( Rupees seventeen lakhs fifty five thousand seven hundred and thirty three only) in terms of G.O. Ms. No.166, Revenue (Assn.III) Department, dated 16.2.2008. The above transfer of rights is subject to the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (ii) The Registered Document should be verified about its validity and genuineness.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he / she shall forego his / her right in all the pending cases and with drawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No.166, should be followed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

RAJESHWAR TIWARI  
SECRETARY TO GOVERNMENT

To  
The Special Chief Secretary and Chief Commissioner of  
Land Administration, AP Hyderabad.  
The Collector – Hyderabad  
(with original record)

Copy to:  
The Applicant (thro-Collr.Hyd)  
SF / SC

/ FORWARDED :: BY ORDER /

SECTION OFFICER